



Westfield–Washington Township Advisory Plan Commission (APC)
Minutes of the June 21, 2021 APC Meeting
Presented for approval: July 6, 2021

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, June 21, 2021 scheduled for 7:00 p.m. in person at City Hall and online.

Active Links for this Meeting:

[June 21, 2021 APC Agenda & Exhibits](#)

[June 21, 2021 YouTube Video](#)

Minutes are also available to be acquired or viewed at the City of Westfield Community Development Office.

ROLL CALL: Noted presence of a quorum.

Present In-Person: Kristen Burkman, Matthew Deck, Ginny Kelleher, Robert Horkay, Mike Johns, Andre Maue, Victor McCarty, and Dave Schmitz.

Present Virtually: Cindy Spoljaric.

Absent: All present.

City Staff Present in Person: Kevin Todd, Director and Rachel Riemenschneider, Associate Planner.

City Staff Present Virtually: Caleb Ernest, Associate Planner.

Legal Counsel Present: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

YouTube Time: 0:55

Todd explained the new format of meeting minutes.

- June 7, 2021 minutes.
Motion: Kelleher motioned to approve the June 7, 2021 minutes as written.
Maue seconded. Motion passed. Vote 7-2 abstention/no response (Schmitz/Spoljaric)

REVIEW OF RULES AND PROCEDURES

Todd reviewed the modified public meeting rules and procedures.

CONSENT AGENDA

2105-DDP-19

[REMOVED FROM AGENDA]

YouTube Time: 7:46

KFC

Southeast corner of State Road 32 and Spring Mill Road

McKenzie Foods Inc. by Red Barn Engineering Company, LLC requests Detailed Development Plan review of a 2,360 square foot restaurant on 0.80 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

ITEMS OF BUSINESS

2106-ODP-12 & 2106-SPP-12

YouTube Time: 8:02

Somerset

South side of 186th Street, west of Spring Mill Road

Arbor Homes by American Structurepoint requests Overall Development Plan and Primary Plat review of 151 lots on 61.39 acres +/- in Somerset PUD District.

(Reviewing Planner: Corrie Meyer – cmeyer@westfield.in.gov)

(Presenting Planner: Kevin Todd – ktodd@westfield.in.gov)

Motion: Horkay motioned to approve the 2106-ODP-12 & 2106-SPP-12 with Staff's condition. Johns seconded. Motion passed. Vote 9-0.

2106-REZ-01

YouTube Time: 11:47

David Brown Drive Rezone

224 David Brown Drive

Jeremiah Kitchel requests a change in zoning for 1.68 acres +/- from the GB-PD: General Business / Planned Development to the SF1: Single-family Large Lot District.

(Planner: Caleb Ernest – cernest@westfield.in.gov)

Motion: Kelleher motioned to forward 2106-REZ-01 to the City Council with a positive recommendation. McCarty seconded. Motion passed. Vote 9-0.

PUBLIC HEARING ITEMS

No Public Hearing Items.

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09

[CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahm, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard – phoward@westfield.in.gov)

2101-ZOA-01

[CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd – ktodd@westfield.in.gov)

2102-PUD-06

[CONTINUED]

Grand Park Village PUD Amendment IV

South Side of 186th Street, ENE of Kinsey Avenue

D&W Farms, Inc. by Henke Development Group requests an amendment to a 68 acre +/- portion of the Grand Park Village PUD to permit Townhome and Single-Family Detached dwelling units.

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

2104-PUD-13

[CONTINUED]

Sycamore Glen PUD

South of and adjacent to 159th Street and west of Towne Road

Coronado Development Corporation by Nelson & Frankenberger, LLC requests a change in zoning for 28.5 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Sycamore Glen PUD District.

(Planner: Caleb Ernest – cernest@westfield.in.gov)

2105-PUD-16
[CONTINUED]

Winterburg PUD

South of and adjacent to 193rd Street, west of and adjacent to Casey Road
Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning of 154 acres +/- from the AG-SF1: Agriculture / Single-family District to the Winterburg PUD District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2106-PUD-19
[CONTINUED]

Overlook at Wood Wind PUD

North side of 161st Street, 1/4 mile east of Towne Road
Pulte Homes of Indiana, LLC by Church Church Hittle + Antrim requests a change in zoning for 75 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Overlook at Wood Wind PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

REPORTS/COMMENTS

YouTube Time: 14:30

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department:

ADJOURNMENT

YouTube Time: 23:16

Motion: Adjourn Meeting.
Motion: Maue; Second: Schmitz.
Motion passed. Vote: 9-0
Meeting adjourned at 7:23 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary